

For Sale

288 Kinniburgh Blvd. | Chestermere, AB



Demographics



NEIGHBORHOOD
Chestermere



POPULATION
23,381



MEDIAN AGE
37



HOUSEHOLD INCOME
\$156,853

Building Details



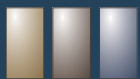
PARKING
Ample Surface
Parking



YEAR BUILT
2014



TRAFFIC COUNT
20,500 VPD | Trans Canada & 1A N
18,900 VPD | 1A & Rainbow E



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

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Retail Development For Sale

Property Details

Asking Price:	Market
Building Size:	21,502 SF
Site Size:	2.00 Acres
Legal:	Plan 0813311, Block 9, Lot 1
Zoning:	DC (Direct Control)
Ceiling Height:	12' (TBV)
Availability:	Immediately
Rentable Space:	21,427 SF
Occupancy:	Only one unit left for lease
NOI:	\$581,751.84 (Annum)*
Op Costs:	\$13.31 PSF (Property taxes included) *Contact Associate for Details

Highlights

- A single storey retail, medical and health related centre
- Tenants include: Alberta Health Services, East Chestermere Dental, Vantage Health, F45 Training, My Kinderhouse, an award winning early childhood education provider and Pizza Lite
- Shadow anchored by East Lake School, providing Kindergarten to Grade 9 programs and significant traffic to the area

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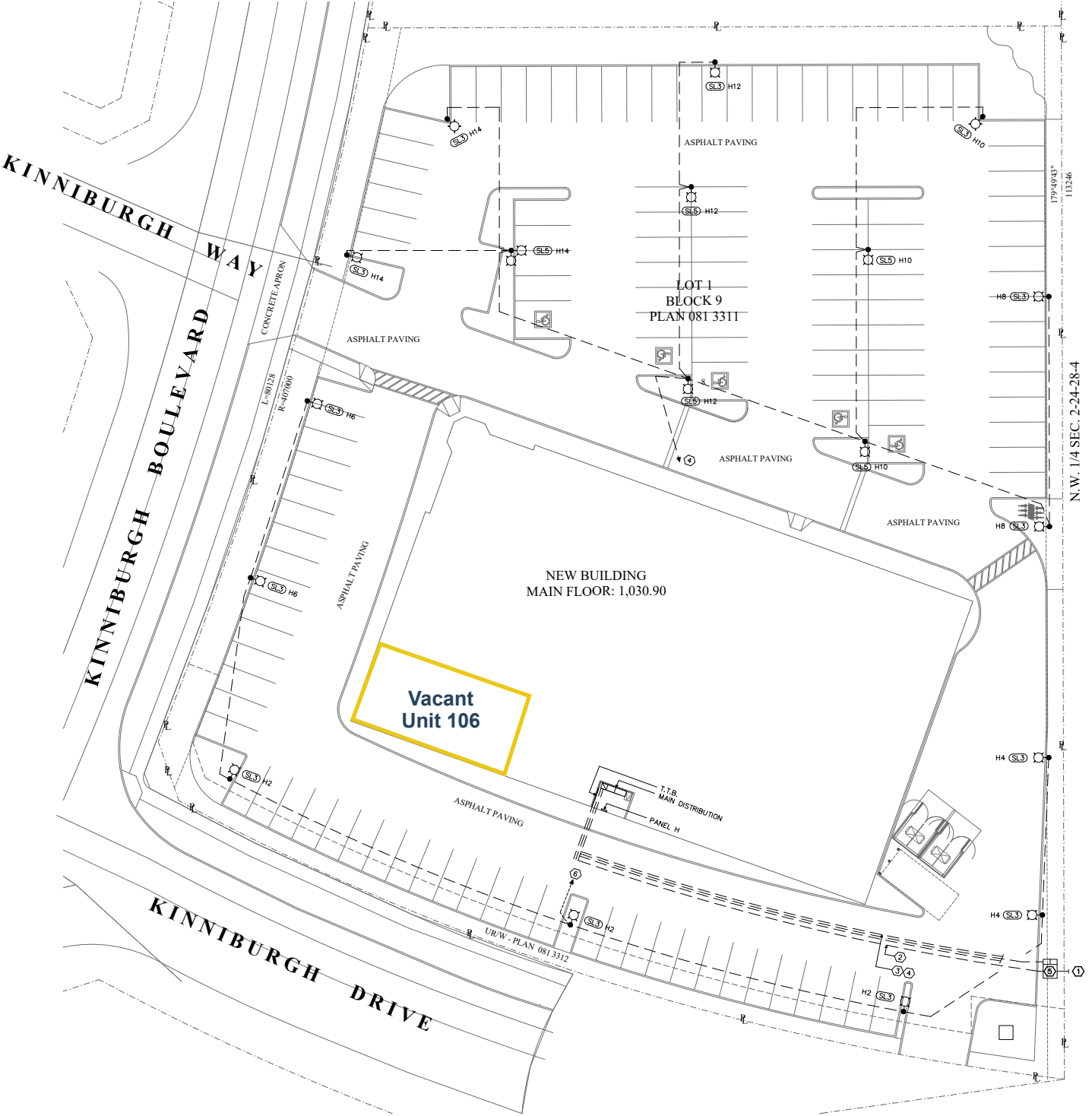


Current Tenants

Unit 101	Pizza Lite - 1,460 SF
Unit 102	Vantage Health - 1,076 SF
Unit 103	East Chestermere Dental - 2,569 SF
Unit 104	Alberta Health Services - 10,097 SF
Unit 105	F45 Training - 2,075 SF
Unit 106	VACANT - 2,233 SF
Unit 107	My Kinderhouse - 1,992 SF



Site Plan





Thank you for your interest!

For More Info.

Shane Olin
 P (403) 313-5305
 E solin@blackstonecommercial.com

Mahmud Rahman
 P (403) 930-8651
 E mrahman@blackstonecommercial.com

Randy Wiens
 P (403) 930-8649
 E rwiens@blackstonecommercial.com

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